

GRAYLAND CONSULTING LTD.

March 10th, 2025

Mr. Alex Tang, Planner
Township of Esquimalt
1229 Esquimalt Rd
Esquimalt, BC V9A 3P1

Dear Mr. Tang,

Re: Public Consultation Summary 1007 Arcadia Street

In accordance with Esquimalt policy, Grayland Consulting conducted a Public Information Meeting on March 8th, 2025, to provide the neighbours with an opportunity to view the project, ask questions and to convey any concerns they may have.

Approximately 151 notices were mailed by the Township to the area residents, including the apartment complex across the street. Those unable to attend were also provided with an email and phone number to reach out at any time.

Sixteen neighbours representing 11 addresses were in attendance (sign in sheet attached). While many agreed that more housing is needed, they had concerns regarding the proposal as summarized below.

1. General density, height and setbacks.
Neighbours are concerned that the height and massing of the 6, 3 storey townhomes will block views and sunlight, and reduce privacy.
They suggested that proposal does not fit the single-family character of the neighbourhood. Some suggested at 3 or 4-2 storey units would be more appropriate.
The front yard setback is inadequate.
2. Property values:
Neighbors asked how this proposal will affect property values in the neighbourhood.
3. Landscaping and screening:
Neighbours requested more landscape screening for adjacent properties.
4. Form and character:
It was noted that the end view of the building facing Arcadia is bland.
5. Notification:
Neighbours maintain that the sign should have been installed earlier in the process.

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6. Sewers:
Concerns about sewer capacity – there have been issues with sewers backing up in the neighbourhood.
7. On-site parking:
Many considered one space per home to be inadequate and that there will be on street parking as a result.
8. Existing trees:
Concerns regarding the on-site trees to be removed. Adjacent trees should be protected.
9. Stormwater management:
Ensure no downstream impacts.
10. Rodent and ant control:
Ensure that and exterminator is engaged during demolition of the existing home.
11. Construction:
Control construction vehicle parking, noise and disruption during construction.
Retaining walls on adjacent properties to be protected.

An email from an adjacent neighbor who was not able to attend the meeting is attached.

We trust that this summary is satisfactory and look forward to further public participation throughout the rezoning process.

Best Regards,



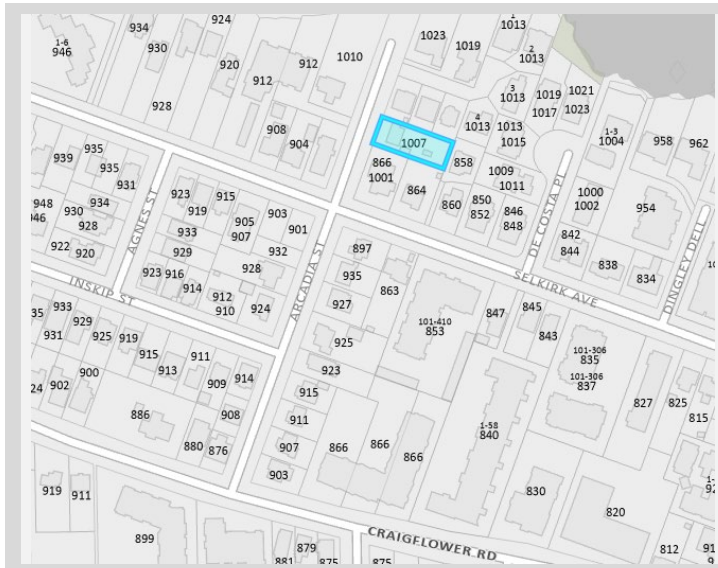
Rachael Sansom, agent for the owners of 1007 Arcadia Street

February 13th, 2025

Re: 1007 Arcadia Street – Proposed Rezoning for Residential Townhomes – Invitation to a Public Information Meeting

Dear Neighbour,

An application has been submitted to the Township of Esquimalt to rezone the above noted property to allow 6 residential townhomes.



Location Plan 1004 Arcadia Street



Proposed Townhomes

We wish to invite you to a Public Information Meeting on **Saturday March 8th 2025 from 11:00am to 1:00pm on site at 1007 Arcadia Street.**

Here, you will have an opportunity to ask any questions you may have about the proposed development. In the meantime, you can reach out at any time for more details. My cell number is 250-889-0047 or email rachael@grayland.ca.

We look forward to meeting you.

A handwritten signature in black ink, appearing to read 'Rachael Sansom'.

Rachael Sansom, agent for the owners 1007 Arcadia Street

Although this notice has been distributed by the Township of Esquimalt, the contents of this notice are those of the developer and do not represent the position of the Township on the application. The Township of Esquimalt makes no representation or warranties, expressed or implied with respect to the content, accuracy, truthfulness, or reliability of any information contained in this notice whether in full or in part.

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Notification Area



Sign in sheet

[illegible]

Neighbourhood comments re: proposed re-zoning of 1007 Arcadia

From Tara Hastings <[REDACTED]>

Date Fri 2025-03-07 3:34 PM

To corporate.services@esquimalt.ca <corporate.services@esquimalt.ca>; Development.Services@esquimalt.ca <Development.Services@esquimalt.ca>; council@esquimalt.ca <council@esquimalt.ca>; rachael@grayland.ca <rachael@grayland.ca>

 2 attachments (3 MB)

1007 Arcadia_March 1 2025.jpg; Screenshot 2025-02-28 Google earth 1007 Arcadia.png;

Dear Director of Development Services,

As you know, the owner/developer of 1007 Arcadia St. is proposing to rezone the lot from RS-1 (single family residential) to CD (comprehensive development) to allow the construction of 2 triplexes, for a total of 6 dwelling units. The publicly available information about the proposal that we have reviewed is available here: [RZ000125.pdf](#) .

I am writing to express numerous concerns about the proposed rezoning and associated proposed development. I am writing on behalf of my household and 5 other households located adjacent to, or in close proximity to, 1007 Arcadia. The signatories are listed at the end of this document.

Shortly before I sent this email, I discovered that item 6. (6) on the agenda for the Advisory Planning Commission's Design Review Committee meeting on March 12, 2025 (found here: [Agenda](#)), includes a staff report summarized as follows on the agenda:

Recommendation: That the Esquimalt Design Review Committee recommends to Council that the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by Adapt Design, to be located at 1007 Arcadia Street be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation

It appears that a staff report evaluating the merits of the developer's proposal has been prepared for the APC Design Review Committee with zero information about how neighbours feel about the proposal, and before the only public information session is held by the developer on March 8, 2025. It appears that this proposal is being rushed through the approval process with virtually no public consultation or opportunity feedback. This is extremely concerning.

Introduction

The proposed CD zoning is inconsistent with what Esquimalt's 2018 Official Community Plan (OCP) proposes for 1007 Arcadia, and with the characteristics of the properties surrounding 1007 Arcadia. The proposed CD zoning would be an extreme change from the current single family residential zoning on

1007 Arcadia. Even compared to a Multi Family Residential RM-1 (low density townhouse) zoning, the proposed development far exceeds the allowable Floor Space Ratio (FSR) and height, and fails to meet most of the minimum setbacks. Moreover, 1007 Arcadia does not meet the criteria in the provincial Local Government Zoning Bylaw Regulation for a minimum of 6 dwelling units on a parcel. While we acknowledge that 1007 Arcadia should be developed to provide much needed housing, we assert that it should be developed in a manner that is consistent with the OCP and the characteristics of neighbouring properties. For example, a Multi Family Residential RM-1 zoning would be more consistent with the OCP's designation of 1007 Arcadia as "Townhouse Residential" and would allow a 3 or 4-unit townhouse, providing a gentler density transition in relation to surrounding properties.

Aside from the question of zoning, we have a number of other concerns with the development as proposed, including the developer's noncompliance with the public notice requirements in Development Application Procedures and Fees Bylaw.

All of these points are discussed in more detail below.

Relevant provisions in Esquimalt's OCP

Esquimalt's OCP states on page 25 that the municipality's objective with respect to housing is: "Support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character." In other words, a balance is to be struck between the expansion of the housing supply in Esquimalt, and the potential adverse effects of an expanded housing supply on other community values and neighbouring properties.

Policy guidance related to this objective is also provided on page 25 of the OCP, where it states: "Consider new townhouse residential proposals with a Floor Area Ratio of up to 0.70, and up to three storeys in height, in areas designated Townhouse Residential on the "Proposed Land Use Designation Map," provided the design responds effectively to both its site and surrounding land uses." [underlining added] This indicates that an FSR of 0.7 and a height of three stories are both maximums that may be considered if the proposal responds effectively to its site and surrounding uses.

It should also be noted that the area designated as Townhouse Residential on the Proposed Land Use Designation Map, including 1007 Arcadia, is distinct from areas proposed for designation as either "Medium Density Residential" or "High Density Residential" in the OCP. The OCP designation "Townhouse Residential" allows for greater density than Low Density Residential (the OCP designation for adjacent properties north of 1007 Arcadia), but lower density than Medium Density Residential. In other words, 1007 Arcadia is within an area which equates to low density townhouse developments, as opposed to medium density townhouse developments. Yet, in this case, the developer is proposing a FSR that exceeds the maximum FSR for Townhouse Residential by 14%, exceeds the maximum FSR allowed in a Multi Family Residential RM-1 zoning by 100%, and exceeds the maximum FSR allowed on adjacent single family residential properties by 129%. For this reason and additional reasons set out below, including the proposed development's excessive height and minimal setbacks, the developer's proposal fails to "respond effectively to both its site and surrounding land types" as required on page 25 of the OCP.

In addition, page 125 of the OCP addresses the concept of "Neighbourliness" and how developments can effectively respond to surrounding land uses:

Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings,

and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.

1. New projects should provide a sensitive transition to nearby, less intensive zones or area with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.

2. Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.

[underlining added]

The proposed rezoning of 1007 Arcadia to CD, with the proposed construction of two excessively high triplexes up to 10.79 m high (compared to a maximum of 7.3 metres on surrounding properties), with minimal setbacks, fails to meet the requirements described on page 125 of the OCP. The proposed triplexes will tower over adjacent homes, block sunlight to adjacent properties, eliminate the privacy of adjacent properties, block the views of some adjacent properties, and be at a density that is incompatible with adjacent properties.

If 1007 Arcadia is to be rezoned, a Multiple Family Residential (RM-1) zoning would be consistent with the OCP's proposed designation of the parcel as Townhouse Residential. An RM-1 zoning allows for one 3 or 4-unit townhouse. The FSR, height limit, and setbacks specified for a townhouse in an RM-1 zoning would respond more "effectively to both its site and surrounding land uses" as required on page 25 of the OCP, and would meet the objectives associated with Neighbourliness on page 125 of the OCP.

Housing Statutes (Residential Development) Amendment Act, 2023

This Act came into force in January 2024. Under this Act, the Local Government Zoning Bylaw Regulation details requirements for local governments to update zoning bylaws to allow either a minimum of one secondary suite or detached accessory dwelling unit, a minimum of three to four dwelling units, or a minimum of six dwelling units in selected areas near bus stops with frequent transit service. Under section 2(4) of the Regulation, the latter applies to land that is at least 281 square metres in area and is located within 400 metres of certain bus stops, in a municipality with a population of 5,000 or more. The relevant bus stops are defined as bus stops with at least one route with the following service:

- a. Monday to Friday: A bus must stop at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m.
- b. Saturday and Sunday: A bus must stop at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m.

The distance between 1007 Arcadia and the nearest bus stop on Tillicum Rd. is more than 400 m. However, the distance between 1007 Arcadia St. and the nearest bus stop on Craigflower Rd. may be less than 400 m.

BC Transit bus route 14 provides service on Craigflower Rd. at least every 15 minutes between the hour of 7 a.m. and 7 p.m., Monday to Friday. (see: [vic_map_greater_victoria.jpg \(1440x1784\)](#)) However, bus route 14 does **not** provide service at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m. on Saturday and Sunday; rather it provides service every 18 minutes between 10 a.m. and 6 p.m. on Saturday, and every 31 minutes between 10 a.m. and 6 p.m. on Sunday (see: [Victoria Route](#)

[Overview](#)). Consequently, the criteria in section 2(4)(b) of the Local Government Zoning Bylaw Regulation are not met in this case, and 1007 Arcadia is not a parcel where a minimum of 6 dwelling units must be allowed.

Comparison of developer's proposal to OCP, RM-1 Zoning, and existing RS-1 zoning

Below is a comparison between what the developer is proposing with a CD zoning, what the OCP proposes for Townhouse Residential areas, what Esquimalt's Zoning Bylaw allows for a Multiple Family Residential (RM-1) zoning, and what the current Single Family Residential (RS-1) zoning at 1007 Arcadia and adjacent properties allows. This information helps illustrate the degree to which the proposed development is inconsistent with not only the OCP but also an RM-1 townhouse zoning, and is very out of character with adjacent single family homes and duplexes.

Floor Space Ratio (FSR)

Developer's proposed FSR: 0.80 (exceeds OCP maximum by over 14% ; exceeds RM-1 townhouse maximum by 100%; exceeds existing property's and adjacent properties' maximum by 129%)

Maximum FSR provided in OCP for Townhouse Residential areas: 0.70

Maximum FSR allowed in Multiple Family Residential (RM-1) zoning: 0.40

Maximum FSR allowed in Single Family Residential (RS1) zoning: 0.35

Building Height

Developer's proposal: Block A triplex: 10.79 m; Block B triplex: 9.54 m; both triplexes are 3 stories with steep pitched roofs (exceeds RM-1 townhouse maximum height by as much as 44%; exceeds maximum height of adjacent buildings by as much as 48%)

Maximum height provided in OCP for Townhouse Residential areas: 3 stories if the design responds effectively to both its site and surrounding land uses

Maximum height allowed in Multiple Family Residential (RM-1) zoning: no Principal Building shall exceed a Height of 7.5 m

Maximum height allowed in Single Family Residential (RS1) - current zoning: no Principal Building shall exceed a Height of 7.3 m

Lot Coverage

Developer's proposal: 41.27% of the area of the parcel (slightly exceeds RM-1 townhouse maximum lot coverage; exceeds adjacent parcels' maximum lot coverage by 38%)

Multiple Family Residential (RM-1) zoning: All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel

Single Family Residential (RS-1) - current zoning: All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel

Building setbacks from lot lines

Developer's proposal:

Front-most (west) setback (Block A triplex): 4.05 m (46% below the minimum required setback for RM-townhouse and existing adjacent homes)

Side (north) setback (both triplexes): 4.98 m (slightly exceeds the minimum setback for RM-1, but proposed driveway is within this setback)

Side (south) setback (both triplexes): 3 m (33% below the minimum required setback for RM-1 townhouse; same as existing adjacent homes)

Rear-most (east) setback (Block B triplex): 5 m (33% below the minimum required setback for RM-townhouse and existing adjacent homes)

Multiple Family Residential (RM-1) zoning:

Front setback: No Building shall be located within 7.5 m of the Front Lot Line.

Side setback: No Building shall be located within 4.5 m of an Interior Side Lot Line.

Rear setback: No Building shall be located within 7.5 m of a Rear Lot Line.

Single Family Residential (RS-1) - current zoning:

Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.

Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres.

In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres.

Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

Other concerns with the proposed development

Non-compliance with public notice requirements

The developer's proposal is stamped as being received by Esquimalt's Development Services on October 23, 2024. The Development Application Procedures and Fees Bylaw requires that once a re-zoning application has been received by Development Services, the applicant must within 14 days post a sign on the subject property, facing the street, at least 1.0 metre above grade and not more than 2.0 metres above grade, and the sign must be maintained until the next business day following the Council's decision with respect to the application to which it pertains. If the sign is not displayed as required, Council may postpone or cancel any associated public hearing and may impose an additional fee on the proponent.

No such sign was posted at 1007 Arcadia until March 6, 2025. I brought the lack of signage to the attention of the Director of Development Services on March 3, 2025 (see attached photo taken on March 1, 2025, showing no sign onsite), after first learning of the rezoning application in a one-page letter delivered by mail in late February 2025, approximately 6 months after Development Services received the application. The one-page letter contains minimal information about the proposed development and notifies us that the developer is holding a public information session on March 8, 2025. After receiving the letter, I located the rezoning application documents on Esquimalt's website. The neighbourhood is just beginning to understand and discuss the developer's proposal as shown in the documents on Esquimalt's website. We have had very little time to review and understand the proposal before the public information session when the developer will be asking people for feedback.

The developer's failure to post the required sign onsite until prompted by a public complaint is inexcusable. This developer is not inexperienced. According to the developer's website, they have been building homes "in Victoria since 2008." It is hard to believe that the lack of onsite signage for 6 months was a mere oversight. The developer appears to have deliberately given the neighbourhood very little time to understand and prepare comments on the proposal before the public information session. The

developer's behaviour shows a disrespect for the law and a disregard for people in the neighbourhood. In these circumstances, there should be no decision of the developer's application for a period of at least 6 months after the mandatory signage was posted onsite. This would allow the public a period of time to review and consider the proposal that is equivalent to the developer's delay in notifying the public.

No drainage plan - runoff may adversely affect downslope properties

The developer proposes to build a concrete driveway adjacent to the north property line of 1007 Arcadia, a concrete parking spot between the two triplexes, and concrete driveways in front of the 6 units. These concrete surfaces will cover the majority of the land surface that is not covered by buildings. The developer's proposal does not indicate how runoff from concrete surfaces will be collected and safely drained. Although the developer's proposal is supposed to show the location of utility infrastructure, no infrastructure for surface water collection or drainage is shown on the proposal. The developer's proposal does not include a Drainage Plan.

With climate change, we are experiencing more intense rainfall events and it is increasingly important to manage runoff to reduce peak flows and flooding. Without appropriate surface water collection and drainage infrastructure at 1007 Arcadia, surface water may flow downslope onto the adjacent properties at #7, #6, and #5 - 1013 Arcadia, potentially causing flooding, soil instability, and other damage.

Lack of plantings for privacy screening and noise reduction

The developer's proposal indicates that shrubs would be planted in the southwest corner of 1007 Arcadia, and some trees would be retained in the southeast corner of the property. However, there is no indication that trees would be planted along the north boundary of 1007 Arcadia to provide visual privacy screening and noise reduction in relation to adjacent properties at #7, #6, and #5 - 1013 Arcadia.

Given the proposed height of the triplexes, and that residents' and guests' cars may use the driveway at any time of the day or night, it is essential that a tall tree hedge be planted along the north boundary of 1007 Arcadia to provide some visual privacy screening and noise reduction for adjacent properties.

Inaccurate depiction of protected trees and protected root zone within drip line

The proposal submitted by the developer depicts several trees, including "oak 95" on the adjacent strata lot 5, and a tree near "oak 95" that is labelled "existing tree to be removed" in the northeast corner of 1007 Arcadia. The "existing tree to be removed" is a mature Douglas fir tree, and "oak 95" is an old growth Garry oak tree. The Garry oak appears to have been in Esquimalt's Heritage Tree Registry, as it has a numbered metal tag on its trunk (the tag can no longer be read because bark has grown over it). Esquimalt's Heritage Tree policy is available here: [HER-03_Heritage_Trees.pdf](#)

The developer's proposal depicts a retaining wall to be built in the northeast corner of 1007 Arcadia, close to "oak 95" and very close to the property boundary. Importantly, the developer's proposal misrepresents the extent of canopy and associated drip line of the Garry oak, and particularly the extent to which it extends over the area where the developer proposes to build part of the driveway and retaining wall (see the attached Google satellite image showing the canopy of the Garry oak outlined in red).

The developers' proposal appears to ignore the fact that the Douglas fir and Garry oak are protected under Esquimalt's Tree Protection Bylaw, and that permits are needed not only to remove the Douglas fir but also to excavate, construct any structure, or disturb the roots within the drip line of the Garry oak. We have not seen an Arborist Report, which is normally required if trees will be impacted, including

impacts to the root zones of trees whose trunks are off-site. It appears that excavation and construction of the driveway and retaining wall would be far within the drip line of the Garry oak and would severely damage the roots of this protected old growth tree that also appears to be a Heritage Tree.

Conclusion

In summary, we strongly oppose the rezoning of 1007 Arcadia from single family residential to CD. A CD zoning would be inconsistent with Esquimalt's OCP, and would allow a 6-unit development that is not authorized by provincial legislation. In addition, the proposed 6-unit development would be inconsistent with the scale, density, and character of adjacent properties, and would disrupt privacy and block sunlight on adjacent properties. A 3 or 4-unit townhouse development would be more consistent with the OCP and would provide a gentler density transition with surrounding properties. Moreover, any development at 1007 Arcadia must comply with public notice requirements, and should minimize adverse impacts on the neighbourhood, take into account protected trees, include appropriate surface water management infrastructure, and provide adequate privacy screening and noise reduction for adjacent properties.

Tara Hastings and Lynn Stokes (house #5, 1013 Arcadia)

Ed and Kim Hooper (house #6, 1013 Arcadia)

Rob and Lena McDermot (house #7, 1013 Arcadia)

Geneviève Lemay and Adrien Richardot (1001 Arcadia)

Lizanne Chicanot and Giles Collins (866 Selkirk)

Trevor and Kate Stott (house #3, 1013 Arcadia)